

NOTICE OF PUBLIC MEETING

Turner Hall Committee

8:30 A.M. Thursday, March 1, 2018

Turner Hall

115 S. Bench Street

Galena, Illinois 61036

Agenda:

1. Call to order
2. Roll call
3. Declaration of quorum
4. Review and approval of the Minutes of the February 1, 2018 meeting
5. Public Comments
6. Monitoring of questionnaire for users of Turner Hall / new questionnaire
7. Discussion with Earl Thompson, Andy Lewis and Adam Johnson regarding rear flyloft wall waterproofing.
8. Discussion with Todd Lincoln and Adam Johnson regarding front foyer tile replacement.
9. Continue planning for future addition.
 - Establishment of Restricted Fund with Galena Foundation
 - Recommendation to Council
10. Discussion with Adam Johnson. -- Galena Foundation – Joe Miller Trust Project #2
 - Main floor
 - Fly loft exterior project – tuckpointing and sealing (see above)
 - Fly loft insulation
 - Fly loft fans
 - Fly loft rear drainage, gutters & downspouts

- Tile in front foyer (see above)
- Door refinishing
- RFQ's for additional work in Turner Hall this year
- Remaining budget funds
- What is left to do?

11. Further discussion on condition of building and short term projects

- Lighting LED Replacement
- Exterior door work and locks
- Miscellaneous Interior Improvements
- Light fixture restoration
- Theatrical items
- Sprinkler work
- Boiler replacement
- Tables and chairs
- Other miscellaneous improvements on 2018 List
- Report by Custodian Jeremy White

12. Pursuit of Nicor, Illinois Clean Energy Grants and Jo Carroll for boiler replacement, insulation and LED lighting replacement in 2018.

13. Facility Marketing and Rental Rate Structure Update – Janelle Keeffer

14. Galena Foundation Items

- Driehaus Award
- Joe Miller Plaque

15. Scheduling of next meeting –April 5 or May 3?

16. Committee Member Comments

17. Adjourn

Meeting Dates for 2018: 1/4, 2/1, 3/1, 4/5, 5/3, 6/7, 7/5 ?, 8/2, 9/6, 10/4, 11/1, 12/6

Posted by Shirley Johnson, for the City of Galena, on February 26, 2018.

MINUTES OF THE TURNER HALL COMMITTEE MEETING OF February 1, 2018

CALL TO ORDER

Chairperson, Charles Marsden called the meeting to order at 8:35 a.m. at Turner Hall, 115 S. Bench Street.

Upon roll call the following members were present: Albaugh, Fach, Jackson, Johnson, and Marsden

Absent: Smith

Janelle Keeffer, Jeremy White and Adam Johnson also attended the meeting.

ESTABLISHMENT OF QUORUM

Chairperson Marsden announced a quorum of Committee members present to conduct business.

NEW BUSINESS

Motion: Albaugh moved, seconded by Johnson to approve the minutes of the December 14, 2017 meeting.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Smith

Motion Carried

Public Comment: None

Monitoring of Questionnaires and Comments: Janelle Keeffer reported on recent questionnaires and comments. She recently received two questionnaires. A summary of the two questionnaires was discussed. Very positive responses.

Discussion: Discussion took place regarding the Galena Foundation – Joe Miller Trust Project #2. Current projects underway:

- Main hall floor wood refinishing and sealing. Work is complete and looks very good.
- Flyloft insulation – Done. Several sprinkler drops to be extended when sprinkler work is done.
- Flyloft fans – RFQ to be issued shortly. Continued discussion on type of fan to be installed. Janelle Keeffer, Andy Lewis and Jeremy White to meet and finalize the plan.
- Flyloft exterior project – Under contract with Earl Thompson Masonry. Thompson is suggesting additional work be done in the future regarding tuckpointing and sealing. This could be a Phase 3 project, possibly with some form of Galena Foundation support. It was agreed to have Andy Lewis and Earl Thompson meet with the committee on March 1.
- Flyloft rear drainage – Fach previously noted that he and Janelle observed considerable rain runoff from the flyloft roof cascading down the rear wall of the flyloft. Committee at last meeting recommended gutters and downspouts. Additional discussion took place at this meeting and the solution was changed to an aluminum angle to block the flow of water off of the roof.

Motion: Albaugh moved, seconded by Fach to recommend to City Council and Administration that a 3" by 3" by 1/8" aluminum angle be attached to the roof edge and sealed watertight. Cost to be covered by Joe Miller Trust.

Discussion: None

Roll Call: AYES: All Present

NAYS: None

Absent: Smith

Motion Carried

- Tile in front foyer – Todd Lincoln and Adam Johnson to make a presentation at the March 1 meeting.
- Refinishing of several existing exterior doors was completed in September. Interior doors will be done this winter.
- Remaining Joe Miller Trust budget funds were reviewed. Original budget is \$189,307. Currently, expenditures are estimated to be \$179,599, leaving \$9,708 available to reallocate, contingency or to reduce total expenditures. Cost of aluminum angle on roof will be paid out of the \$9,708.

Discussion: Further discussion took place on condition of the building and short term projects.

- LED Lighting replacement – Rest of bulbs are in stock. Work is primarily in rest rooms. Brighter balcony stair lights are being investigated.
- Jeremy White continues to pursue the light fixture restoration. The prototype is working out well. Will be casting the rest of the fixtures including the ones under the balcony. Will re-wire the fixtures right in the building to reduce cost. Work will be done this winter.
- New boiler in 2018.
- Sprinkler work in 2018.
- No meeting with theater advisory group has taken place recently. Will need additional grants and donations to pay for the improvements.
- Jeremy White reported ice damage to the kitchen roof where it is attached to the main building. Water ran down wall of main building and then froze due to a fault in the main building roof edge
- The new project schedule and budget was reviewed. It was recommended that the acquisition of a baby grand piano with assistance from GFPA be deferred until there is a place to properly store it. It was recommended that an ice maker not be pursued due to high maintenance costs. Ice maker was to be shared with the pool. Handrails, legs and wheels have been added to the portable steps.

Discussion: Janelle Keeffer provided the following report regarding facility marketing and rentals.

- Samples of possible signs in front of Turner Hall were reviewed. Comments were made. Janelle to follow up for more discussion at March 1 meeting.
- Beth Baranski and Janelle have been discussing the installation of a plaque at both Turner Hall and the Train Depot to honor Joe Miller. This would be unveiled at a community event.
- A quote has been received from Security Products of Dubuque for improvements to the security system. This work is included in the draft budget for next FY.
- An Emergency Response Plan for Turner Hall is being developed. Janelle recently met with Chuck Pederson and Lori Huntington. This plan would include a response guide, a response binder and the implementation of the security system previously noted.

Discussion: The Galena Foundation is pursuing a Driehaus Award for Turner Hall. Meeting will occur shortly involving Janelle, Beth Baranski, and Marsden

Discussion: Future Addition was briefly discussed. Committee will discuss at future meetings with a higher priority. Fundraising will need to be pursued, possibly including a trust or endowment via The Galena Foundation or The Community Foundation of Jo Daviess County. Committee requested that Marsden lead this effort with meetings with The Galena Foundation and possibly with Mark Moran and Joe Nack, City Attorney. Marsden to report at March 1 meeting.

SCHEDULING OF NEXT MEETING March 1, 2018 at 8:30 a.m. at Turner Hall.

COMMITTEE MEMBER COMMENTS Positive comments about improved stairs with railings and wheels were expressed.

ADJOURNMENT

Motion: Albaugh moved, seconded by Jackson to adjourn at 10:10 a.m.

Discussion: None.

Roll Call: AYES: All
NAYS: None
Absent: Smith

The motion carried.

Respectfully submitted,



Charles R. Marsden
Chairperson